

PRINCE GEORGE'S COUNTY  
HISTORIC SITE SUMMARY SHEET

Survey #: P.G. #68-50 Building Date: c. 1937  
Building Name: Boswell Apartment Building  
Location: 3413 Rhode Island Avenue, Mt. Rainier, Maryland

Private/Residence/Occupied/Excellent/Inaccessible

Description

3413 Rhode Island Avenue is a two-story, rectangular plan, four unit apartment house (see Slides #87, 88). The building is constructed of cinder blocks faced with red brick.<sup>1</sup> The main (north) facade is terminated by a horizontal parapet topped with glazed roofing tiles. The east and west facades have similarly finished stepped parapets concealing a rear (south) sloping shed roof. The main (north) facade is three bays wide. The two other bays contain a group of three adjoining 1/1 sash double-hung windows at the first and second stories. All four of the triple windows are framed by decorative louvered shutters. The center bay entrance is a single multi-paned wood and glass door leading to a recessed vestibule. The entry is surmounted by a fixed canopy sheathed with copper (now oxidized) and supported by wooden brackets. Above the entrance canopy at the second story of the center bay is a fixed multi-paned fixed window with a narrow, vertical configuration. The east and west facades are also three bays wide, each defined by a single, widely spaced 1/1 sash double-hung window. The south (rear) facade has wide side frame porches at the first and second stories. All decorative elements appear to be original and are in excellent condition.

Significance

3413 Rhode Island Avenue (Block 2, Lot 6, Rhode Island Avenue Addition to Mt. Rainier) is an example of the smaller, residentially scaled apartment houses built in the commercial area of Mt. Rainier in the late 1930's. The building was erected by 1937 by Yates and Mary Boswell, who had acquired Lot 6 the previous year from Mr. Boswell's parents. Prior to construction Lot 6 was the only parcel in the block to have remained unimproved since the subdivision was platted in 1905. Because of its relatively recent construction date and unadorned design, this modest apartment house is only marginally significant for its architecture. It is more significant as a response to issues of community growth and development in the years before World War II. 3413 is the only building from the late 1930's on the south side of Rhode Island Avenue east of 34th Street. The rest of the block is filled with early 20th century single-family frame dwellings. Although the materials and configuration of 3413 are not those of its neighbors, the residential scale and use of the building are in keeping with the block and an effective response to the community's increased housing needs of the period.

# Maryland Historical Trust State Historic Sites Inventory Form

## 1. Name (indicate preferred name)

historic Boswell Apartment Buildingand/or common 3413 Rhode Island Avenue

## 2. Location

street & number 3413 Rhode Island Avenue (U.S. Route 1)    not for publicationcity, town Mt. Rainier    vicinity of    congressional district 5state Maryland county Prince George's

## 3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<u>  </u> district	<u>  </u> public	<u>X</u> occupied	<u>  </u> agriculture	<u>  </u> museum
<u>X</u> building(s)	<u>X</u> private	<u>  </u> unoccupied	<u>  </u> commercial	<u>  </u> park
<u>  </u> structure	<u>  </u> both	<u>  </u> work in progress	<u>  </u> educational	<u>X</u> private residence
<u>  </u> site	<b>Public Acquisition</b>	<b>Accessible</b>	<u>  </u> entertainment	<u>  </u> religious
<u>  </u> object	<u>  </u> in process	<u>  </u> yes: restricted	<u>  </u> government	<u>  </u> scientific
	<u>  </u> being considered	<u>  </u> yes: unrestricted	<u>  </u> industrial	<u>  </u> transportation
	<u>X</u> not applicable	<u>X</u> no	<u>  </u> military	<u>X</u> other: apartmen

## 4. Owner of Property (give names and mailing addresses of all owners)

name Ricardo L. and Carole Fagnanistreet & number 1001 Drexelgate Lane telephone no.: (301) 350-5487city, town Largo state and zip code Maryland

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse    liber 6441street & number Main Street    folio 537city, town Upper Marlboro state Maryland

## 6. Representation in Existing Historical Surveys

title Historic Sites and Districts Plandate 1981    federal    state X county    localdepository for survey records Historic Preservation Commission, M-NCPPC, CAB, Rm. 401city, town Upper Marlboro state Maryland 20772

## 7. Description

Survey No. P. G. #68-50

### Condition

☒ excellent  
☐ good  
☐ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☒ unaltered  
☐ altered

### Check one

☒ original site  
☐ moved

date of move \_\_\_\_\_

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

3413 Rhode Island Avenue is a two-story, rectangular plan, four unit apartment house (see Slides #87, 88). The building is constructed of cinder blocks faced with red brick.<sup>1</sup> The main (north) facade is terminated by a horizontal parapet topped with glazed roofing tiles. The east and west facades have similarly finished stepped parapets concealing a rear (south) sloping shed roof.

The main (north) facade is three bays wide. The two other bays contain a group of three adjoining 1/1 sash double-hung windows at the first and second stories. All four of the triple windows are framed by decorative louvered shutters. The center bay entrance is a single multi-paned wood and glass door leading to a recessed vestibule. The entry is surmounted by a fixed canopy sheathed with copper (now oxidized) and supported by wooden brackets. Above the entrance canopy at the second story of the center bay is a fixed multi-paned fixed window with a narrow, vertical configuration.

The east and west facades are also three bays wide, each defined by a single, widely spaced 1/1 sash double-hung window. The south (rear) facade has wide side frame porches at the first and second stories. All decorative elements appear to be original and are in excellent condition.

### Notes

<sup>1</sup> Sanborn Insurance Maps, 1939, p. 202.

## 8. Significance

Survey No. P.G. #68-50

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates c. 1937

Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D  
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

### CONTRIBUTING

3413 Rhode Island Avenue (Block 2, Lot 6, Rhode Island Avenue Addition to Mt. Rainier) is an example of the smaller, residentially scaled apartment houses built in the commercial area of Mt. Rainier in the late 1930's. The building was erected by 1937. In that year assessment records indicate that an unspecified improvement valued at \$8,000 had been made.<sup>1</sup> In 1937 Lot 6 was owned by Yates and Mary Boswell, who had acquired it the previous year from Mr. Boswell's parents, Perry and Lottie Boswell (see Chain of Title). Prior to the construction of 3413 Rhode Island Avenue, Lot 6 was the only parcel in the block to have remained unimproved since the subdivision was platted in 1905.<sup>2</sup>

Because of its relatively recent construction date and straightforward, unadorned design, this modest apartment house is only marginally significant for its architectural contribution to the survey area. The building is more significant as a response to issues of community growth and development in the years before World War II. 3413 is the only building from the late 1930's on the south side of Rhode Island Avenue east of 34th Street. The remainder of the block is filled with early 20th century detached, single-family frame dwellings. Although the materials and configuration of 3413 are not those of its immediate neighbors, the residential scale and use of the building are in keeping with the block and an effective response to the community's increased housing needs of the period.

### Notes

<sup>1</sup> Prince George's County Assessment Records, E.D. 17, 1937-1941, p. 50.

<sup>2</sup> Prince George's County Land Records, JWB 5:695, A:6.

Survey No. P.G. #68-50

## 10. Geographical Data

**Quadrangle scale** \_\_\_\_\_

H | | | | | | | | | |

**11. Form Prepared By**

city or town Upper Marlboro state Maryland 20772

return to: Maryland Historical Trust  
Shaw House  
21 State Circle  
Annapolis, Maryland 21401  
(301) 269-2438

Chain of Title  
3413 Rhode Island Avenue, P.G. #68-50

6441:537 30 September 1986 Deed	Michael P. Boswell, et al, to Ricardo L. and Carol M. Fagnani. Grantors convey Lot 6 in Block 2, Rhode Island Avenue Addition to Mt. Rainier, excepting rear 6 feet for use as public alley. Plat recorded JWB5:694 or A:6. Same obtained from Mary Lucille Boswell, 17 April 1984, 5904: 217, 219, 221, 223, 225, 227.
5904:217 17 April 1984 Deed	Mary Lucille Boswell, widow, Yates Boswell to Michael P. Boswell, et al. Grantors conveys Lot 6 in Block 2. Same obtained from Perry and Lottie A. Boswell, 20 January 1936, 435:249.
435:249 20 January 1936 Deed	Perry and Lottie A. Boswell to Yates and Mary Lucille Boswell. Grantors convey Lot 6 in Block 2. Same obtained from Robert Newell, 4 May 1935, 425:127.
425:127 4 May 1935 Deed	Robert Newell to Perry and Lottie A. Boswell. Grantor conveys Lot 6 in Block 2. Same obtained from E. Lodge Hill et al, 30 April 1935, 425:121.
425:121 30 April 1935 Deed	E. Lodge Hill, et al to Robert Newell. Grantors conveys Lot 6 in Block 2. Same obtained from Fredrica Leverone, 12 May 1934, 405:55.
405:55 12 May 1934 Deed	Frederica Leverone to E. Lodge Hill et al. Grantor conveys Lot 6 in Block 2. Same obtained from Joseph P. Hand, 7 April 1924, 205:191.
205:191 7 April 1924 Deed	Joseph P. Hand to Frederica Leverone. Grantors conveys Lot 6 in Block 2. Same obtained from Turner L. and Lucy E. Funkhouser, 7 April 1924, 205:189.
205:189 7 April 1922 Deed	Turner L. and Lucy E. Funkhouser to Joseph P. Hand. Grantors convey Lot 6 in block 2. Same obtained from Andrew A. and Frances Schatz, 26 July 1922, 182:219.
182:219 14 January 1920 Deed	Andrew A. and Frances Schatz to Turner L. and Lucy Funkhouser. Grantors convey Lot 6 in Block 2. Same obtained from Perry and Lottie A. Boswell, 28 February 1920, 152-264.
152:264 28 February 1920 Deed	Perry and Lottie A. Boswell to Andrew A. Schatz. Grantors convey Lot 6 i Block 2. Same obtained from Olive J. Marshall, 26 January 1920, 148:385.
148:385 14 January 1920 Deed	Olive J. Marshall to Perry and Lottie A. Boswell. Grantor conveys Lot 6 in Block 2. Same obtained from W. D. Bigelow, et al, 31 October 1914, 101:357.

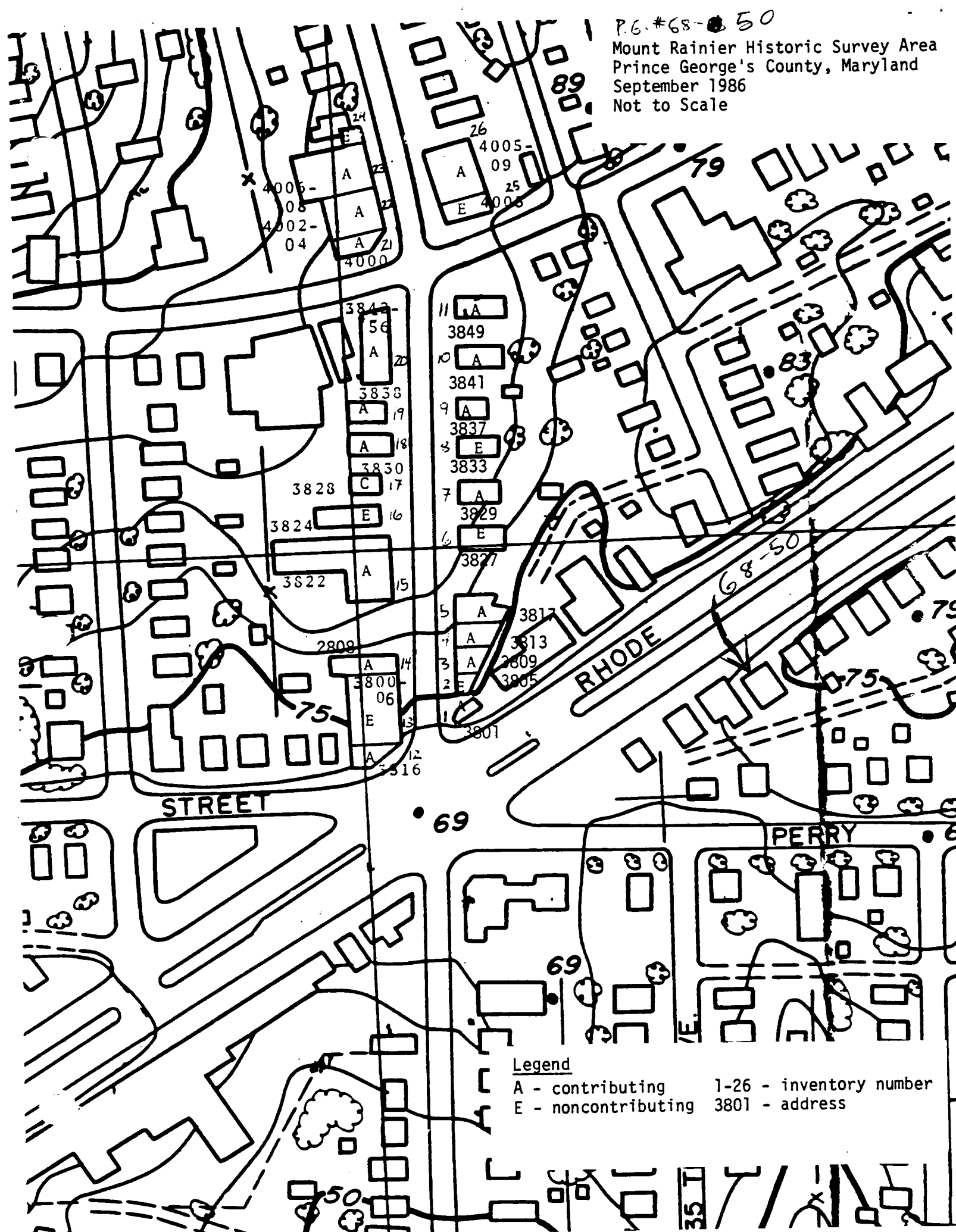
- 2 -

101:357  
31 October 1914  
Deed

W. D. Bigelow, E.S. Spalding and J. Harris Rogers to  
Olive J. Marshall. Grantors convey Lot 6 in Block 2.  
To clear title, this deed is made.

P.G. #68-50

Mount Rainier Historic Survey Area  
Prince George's County, Maryland  
September 1986  
Not to Scale

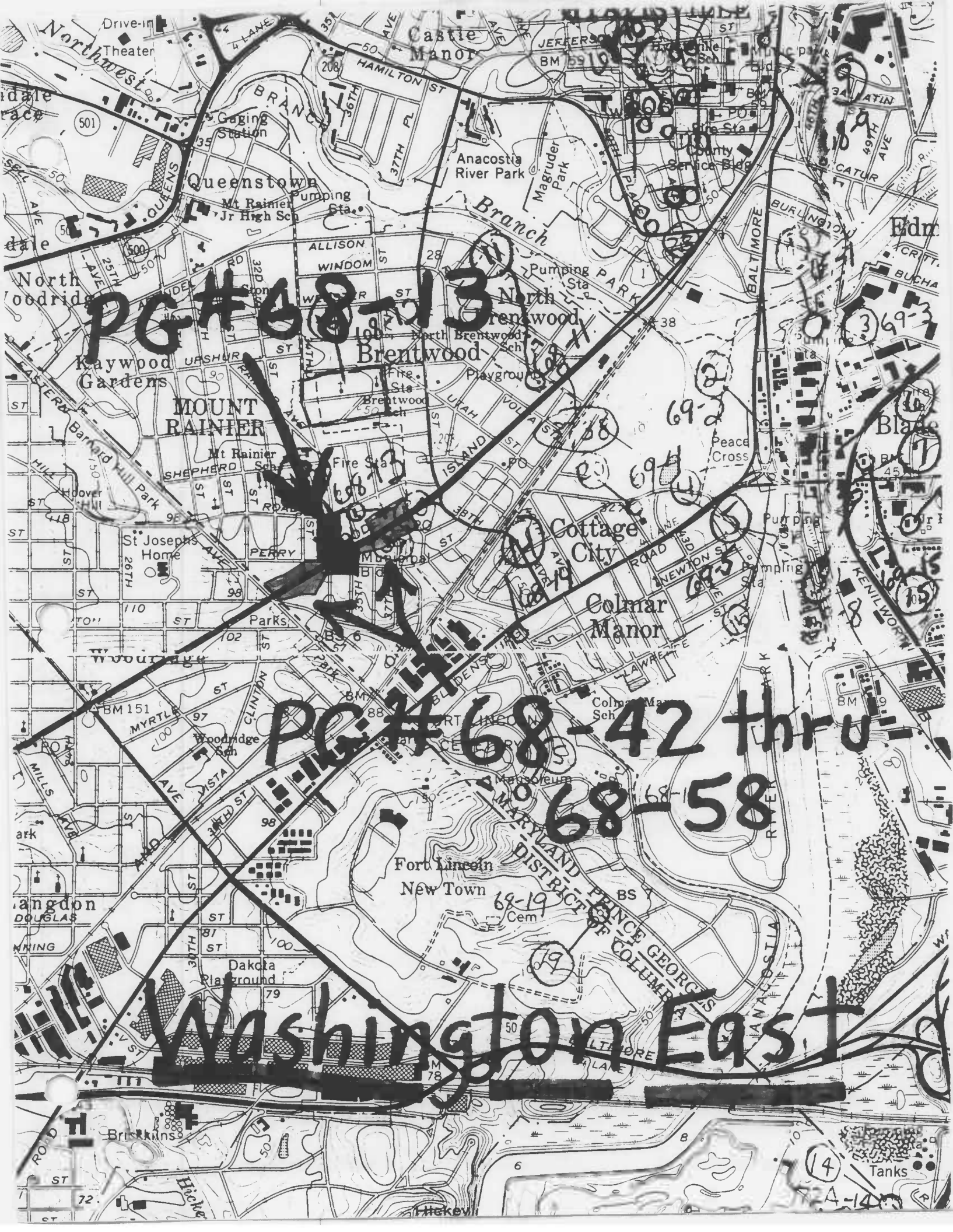


Legend

A - contributing 1-26 - inventory number  
E - noncontributing 3801 - address









P.G # 68-50

Boswell Apartment Building  
3413 Rhode Island Ave.  
Prince George's County, MD  
Howard Berger

Dec 1987

N

Neg: MD Historical Trust  
Annapolis, MD